

FARMINGTON CITY COUNCIL MEETING

Wednesday, October 5, 2005

CITY COUNCIL WORK SESSION/EAST CONFERENCE ROOM

PRESENT: Mayor David M. Connors, Council Members Richard Dutson, David Hale, Larry W. Haugen, Susan T. Holmes, City Manager Max Forbush, City Planner David Petersen, and Recording Secretary Jill Hedberg. Sid Young was excused.

Mayor Pro Tem Holmes began discussion at 6:30 P.M. The following items were reviewed:

[Mayor Connors arrived at 6:40]

Agenda Item #7 - Schematic Plan Approval for Subdivision on Guenter Popp Property at 200 South/200 East - Todd Bradford: **David Petersen** said the Planning Commission needed to determine whether the old rock home should be preserved in the subdivision or at another location. If the home were preserved in its present location, the road would have to be realigned and two of the homes would have to share a driveway that would access 200 East. A flag lot would also need to be approved. The Historic Preservation Commission said they preferred that the structure be preserved in its original location. It would also be possible to grant Mr. Guenter higher density on 200 South to develop town homes. The density could be traded for the cabin remaining in its present location.

David Hale suggested that the rock home be preserved at another location since the developer was willing to provide the funding.

The City Council discussed the alternatives for the road alignment, as well as the alternatives for the relocation of the rock home.

Agenda Item #4 - Request to lift Moratorium in CMU Area - Richmond American Homes: **Mayor Connors** suggested that a sub-committee be created to find the best solution for the area. The City Attorney should also advise the City as to their rights regarding the moratorium area.

REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER

PRESENT: Mayor David M. Connors, Council Members Richard Dutson, David Hale, Larry W. Haugen, Susan T. Holmes, City Manager Max Forbush, City Planner David Petersen, City Recorder Margy Lomax, Youth Council Member Rebecca Jensen, and Recording Secretary Jill Hedberg. Sid Young was excused.

Mayor Connors called the meeting to order at 7:00 P.M. **David Hale** offered the invocation. The Pledge of Allegiance was led by **Larry Haugen**.

APPROVAL OF MINUTES OF PREVIOUS MEETING

Rick Dutson moved to approve the minutes of the September 21, 2005, City Council Meeting. **Larry Haugen** seconded the motion, with changes as noted. The voting was unanimous in the affirmative.

REPORT OF PLANNING COMMISSION (Agenda Item #3)

David Petersen reported proceedings of the Planning Commission meeting held September 29, 2005. He covered the following items:

- The Planning Commission granted The Boyer Company preliminary plat approval for the Farmington Meadows Subdivision consisting of 68 lots on 36.61 acres located at approximately 2000 West 400 North.
- The Planning Commission granted Rainey Homes preliminary plat approval for the first phase of the proposed Tuscany Village Subdivision consisting of 40 lots on approximately 12 acres.
- The Planning Commission tabled consideration of preliminary plat approval for Farmington Crossing South to allow the City to determine whether or not a stream relocation permit was needed.
- The Planning Commission granted Shadow Ridge Development preliminary plat approval for the Hidden Meadows Phase II Subdivision consisting of 9 lots on 7.54 acres.
- The Planning Commission granted Jerry Preston preliminary plat approval for Phase 1A of the Rice Farm Estates PUD consisting of 11 lots on 4.506 acres.
- The Planning Commission recommended that the City Council rezone the property located on the northeast corner of Lund Lane and the Frontage Road from A to LR. They also recommended that the City Council grant schematic plan approval for a subdivision related thereto.
- The Planning Commission discussed the Irene Olson property development proposal.
- The Planning Commission discussed the possibility of Dave Ellis constructing a medical building near the Russon Brothers Funeral Home.
- The Planning Commission asked that the meeting with the Historic Preservation Commission be held in January. The City Council members agreed.

REQUEST TO LIFT MORATORIUM IN CMU AREA - RICHMOND AMERICAN HOMES (Agenda Item #4)

According to packet information, **David Petersen** and **Max Forbush** have had a number of meetings with Richmond American Homes. They want to meet with the City Council to request lifting the moratorium in the CMU area. They don't believe their project will be

offensive to the Council or the community at large.

David Petersen referred to the letter that was submitted to the City by Richmond American Homes. They are anxious to develop on the property they have under contract between Park and Shepard Lanes, and Main Street and State Route 89. Richmond American Homes included wetlands areas on the maps they had created since the areas were shown as wetlands on the City's wetlands maps.

Benson Whitney of Richmond American Homes gave the following summary of the City's moratorium for the CMU zone:

- Promote proper land use
- Considering and adopting appropriate ordinances and regulations for orderly growth and proper planning.
- Provide a complete study, evaluation, planning and review.

Richmond American Homes hired a planning consultant, ASWN, to analyze the area to help relieve the efforts of the City. The consultant prepared a map of the area which was presented to the City Council members.

Mr. Whitney said Richmond American Homes also owns property outside of the moratorium area but they would like to develop the property as a whole. He outlined the sizing of their home products, which are as follows:

Low Density Housing: 1-4 units per acre
20-25 foot front and rear setbacks

Medium Density Housing: 6,000 square foot lots
15 foot front and rear setbacks
8 and 10 foot side setbacks

High Density Housing: 3,000 square foot lots
15 foot front setbacks
10 foot rear setbacks
5 foot side setbacks

The high density housing would be similar to a town home but each unit would be freestanding with a driveway that would be shared by three other homes.

Mr. Whitney requested that Richmond American Homes be included on the next City Council meeting agenda as an action item to consider whether their parcels could be removed from the moratorium area.

David Hale said the moratorium was created to allow the City to gain the control they needed to follow the General Plan. He liked the plan Richmond American Homes presented but was concerned because it was a solid residential development.

Rick Dutson agreed with Mr. Hale. He stated that the area was meant to be commercial mixed use. The City Council would attempt to resolve the issue as quickly as possible.

Larry Haugen said the City Council needed time to consider the options for the area. He did not want to have the same obstacles that faced the City while considering the NMU zone.

Rick Dutson asked what the house price range would be.

Mr. Whitney said the low density housing would be base priced between \$300,000-\$400,000. The medium density housing would be base priced between \$220,000-\$250,000. The high density housing would be base priced between \$169,000-\$180,000. He said the development would bring a mixed use of people. It was unlikely that the area would be commercially developed because it would not be viable.

Susan Holmes said it would be wise for a committee to work with Richmond Homes.

Larry Haugen suggested that the text be considered prior to the development.

Mayor Connors said the moratorium was created to allow the City Council to reevaluate the CMU Ordinance. The City Council would address the Ordinance as soon as possible. He was not opposed to the property owners or developers serving on the subcommittee.

The City Council agreed to meet with Todd Godfrey and a Bear West representative on October 19, 2005, at 6:00 p.m. to discuss the moratorium.

SCHEMATIC PLAN APPROVAL FOR NORTHERLY PHASE OF FARMINGTON CROSSING DEVELOPMENT - GARBETT HOMES (Agenda Item #5)

According to packet information, on August 17, 2005, the City Council granted schematic plan approval for the southerly phase of the Farmington Crossing at Spring Creek development, but the Council withheld a motion for approval regarding the northerly phase and asked the developer to configure this phase to include more commercial development. A sub-committee established by the City Council met with the developer to provide guidance and to further clarify the Council's decision. For the most part, the committee decided to follow the Planning Commissions original recommendation.

David Petersen referred to the Farmington Crossing packet which included a Revised Site Plan. The Planning Commission recommended that the property near Maverik be used for

commercial development. A subcommittee met with the developer to discuss the property. They recommended that the schematic plan be approved.

David Hale said he served on the subcommittee and was very impressed with the developer. He summarized the following three items that were discussed by the subcommittee:

- The subcommittee members wanted the Shepard Lane corridor reserved for non-residential use.
- The Shepard Lane corridor should have added public safety protection since there will be increased traffic in the area.
- Adequate tot lots should be provided for the residents.

The subcommittee felt the corner property near Maverik would be too small to be used as a church site. The L.D.S. Church will be contacted to discuss the possibility of a church site on one of the southern parcels. The subcommittee agreed to recommend that the City Council grant schematic plan approval.

Bryson Garbett of Garbett Homes said they were addressing the non-residential property on Shepard lane. The schematic plan included the following changes: additional work units were added to provide transition to the commercial area; additional open space was added which will include a play ground and a swimming pool.

David Hale asked if progress was being made to the area south of the pond.

Bryson Garbett said Garbett Homes had offered to purchase three out of the four parcels but had not received any response from the property owners. The fourth property owner was not willing to sell.

Youth City Council Member Rebecca Jensen said the schematic plan looked good.

Motion

David Hale moved that the City Council approve the modified Schematic Plan for the northerly phase of the Farmington Crossing Development. **Rick Dutson** seconded the motion, which passed by unanimous vote.

CONSIDERATION OF ORDINANCE REZONING PROPERTY LOCATED AT APPROXIMATELY 275 SOUTH 1100 WEST FROM “A” TO “AE” AND RELATED AGREEMENT - SYMPHONY HOMES (Agenda Item #6)

David Petersen said the City Council tabled consideration of the rezoning at the last meeting until issues regarding maintenance and the looping of the culinary water line could be resolved. He displayed a schematic plan and said the developer would like the water line to be looped within the subdivision to 1100 West to Eagle Creek and to 475 South Street and then North to the subdivision through the Craig Johnson property but they do not own the adjacent property yet. The loop will have to be provided through Farmington Greens, Phase IV. The water lines and road access will be stubbed to the Johnson property for future development. He read the text that was added to paragraphs 2c and 2d of the Agreement, which provides water line looping and street access to 1525 West contingent on approval of the Army Core of Engineers and contingent on them purchasing property from Craig Johnson.

David Hale said he thought the developer would provide a road connection to 1525 West and would also have a line for the fire line.

Max Forbush said the City can not require the developer to provide the improvements since the developer does not own the adjacent property although they have an option to purchase the property. The approval of the Army Corp of Engineers would also be needed. The developer will make their best effort to loop the waterline to the north and south. The Agreement will be signed by the property owner and will be recorded against the Nord property.

David Hale asked if the lots would be limited until the road connecting to 1525 was provided.

Tony Coombes said approximately 33 lots would be limited until a connecting road was possible. The exact number of lots on the adjacent Johnson property would not be known until the wetlands studies were complete and approval was received from the Army Corp of Engineers.

Mayor Connors asked if the concerns of the adjacent property owners had been addressed.

David Petersen said the adjacent property owners wanted the development to include larger lots with a lower density. The Symphony Homes schematic plan had 17,000 square foot lots and included improved open space. A neighborhood meeting was held and the adjacent property owners gave a general approval, although the lots were not the size they desired. The development would meet the requirements of an AE zone.

Motion

Susan Holmes moved that the City Council approve Ordinance No. 2005-, an Ordinance Amending the Zoning Map to Show a Change of Zone for Property Located at approximately 275 South 1100 West from A to AE and that the City Council also approve the related

Agreement. **Rick Dutson** seconded the motion, which passed by unanimous vote.

**SCHEMATIC PLAN APPROVAL FOR SUBDIVISION ON GUENTER POPP
PROPERTY AT 200 SOUTH 200 EAST - TODD BRADFORD AND OTHERS (Agenda
Item #7)**

According to packet information, the City Council rezoned the southern portion of the Popp property on September 7, 2005, from A to R-4. However, they withheld schematic plan approval to allow time for the developer to demonstrate that an adequate building envelope exists for each lot within the proposed PUD for the property.

David Petersen said the property is located on the corner of 200 South and 200 East. The entire parcel was zoned R-4. If an acceptable subdivision is not approved, the zoning will revert back to A. He reviewed the developer's new schematic plan which included 16 lots, a flag lot, the Steed home, and the Steed's original rock home. The schematic plan also showed footprints of the homes and how they would fit on the lots. The development would include two-story homes, as well as ramblers. He outlined the following pros and cons of the schematic plan:

- Cons:**
- The intersection would be too close to 200 East.
 - The rock home would have to be relocated for the road to be constructed.
- Pros:**
- The developer was willing to provide pedestrian access to the park from their development.
 - The developer was willing to preserve the historic homes.

Mr. Petersen said the City Council needed to determine whether the old rock home should be preserved within the subdivision or at another location. If the home were preserved within the subdivision, the plan would need to be redrawn. The roads could be reconfigured but three of the lots would need to share a driveway. A flag lot would also need to be approved.

Mayor Connors asked what legal protection the City had regarding the proposed development.

David Petersen said the homes could be demolished but the appropriate permits would need to be obtained. The developer was receiving benefits from the City in exchange for preserving the homes.

Max Forbush said the City Council should consider whether the rock home would be privately owned or if it would be maintained by the City if it were relocated. If the City were to maintain the home, it would be an expense and a liability.

John Anderson of the Historic Preservation Commission said they would like the rock

home to remain in its original location. He said the home was ten years older than the Civil War. He suggested a meeting be held with the land owner and developer to determine possible ways to leave the home in its current location.

Merrill Laws responded to a question by **David Hale** and said the rock home could be safely relocated but it would be expensive.

David Petersen said the developer had been informed by moving companies that the home could be safely relocated. The developer had very limited time to consider other options for the schematic plan.

Todd Bradford (13073 South 520 East, Draper) said he had spent eighteen months negotiating with the land owner and seven months creating the concept. He only had 10-13 days until he would have to pay to re-extend the contract, which he had already done several times. His group had made an effort to make the project nicer than expected. He asked that the City allow the rock home to be relocated and the schematic plan to remain unchanged in exchange for the restoration of the large Steed home. If his group did not develop the property, Mr. Popp would not hesitate to have the buildings demolished.

A representative for Utah Landquest, LLC, said his groups has tried to meet the City's request by changing the development's entrance from 200 East to 200 South. They would like to proceed with the proposed schematic plan because it would provide a sense of security to the "empty nesters". They would like to keep the neighborhood together rather than separating three of the homes. He has been involved in the successful relocation of many historic homes.

Rick Dutson said it would be ideal if the old rock home could remain in its current location, but he also knew that other developers had tried unsuccessfully to develop the property. He was glad the developer was willing to restore the large home and relocate the rock home.

Mayor Connors suggested that an Agreement be drafted stating the conditions for relocating the old rock home.

Larry Haugen said the flag lot was similar to that of the Judd property. If the home faced 200 East, it would not be a flag lot. He felt the rock home would lose its character if it was removed from its original location.

Susan Holmes said if it were necessary to relocate the rock home, she would like it moved near the City's Museum. She had reservations regarding the flag lot.

Motion

David Hale moved that the City Council approve the schematic plan for the subdivision

on Guenter Popp property at 200 South and 200 East subject to the signing of an acceptable Agreement pertaining to the relocation of the rock cabin. **Rick Dutson** seconded the motion, which passed by a 3 to 1 vote.

**CONSIDERATION OF MERRILL LAWS' PROPOSAL TO EXCHANGE TRAIL
RIGHT OF WAY FOR APPROVAL OF TWO FLAG LOTS NORTH OF HIDDEN
MEADOWS SUBDIVISION (Agenda #8)**

Max Forbush said Merrill Laws submitted a letter stating that he is willing to permit a trail to be constructed across his property and to grant fee title in exchange for the approval of two flag lots. The trail would be costly since there is a steep embankment on the east side of the property so a rock retaining wall would be needed. If the flag lots were approved, they would each be 10,000 square feet.

Merrill Laws said the property is 700' long. He spoke with Chris Martineau about the utility easement possibility. He would like to be able to develop the property with sizable lots and nice homes. The City would be allowed one year to construct the rock wall and develop the trail.

David Hale asked Mr. Laws if he had considered how the homes would be placed on the flag lots. He asked if there would be a privacy issue for the homes fronting Main Street.

Merrill Laws said the homes would only be viewed from Hidden Meadows since there is a steep embankment on the east side.

Rick Dutson asked about the cost and appearance of the rock wall.

Max Forbush said the project would be very expensive. He illustrated how the rock wall would be constructed.

David Petersen suggested the possibility of creating a small planned unit development. The City's new ordinance would allow an access easement from an adjacent platted lot. The third lot would not have street frontage. There is a big market for high end units.

The City Council agreed to meet with Mr. Laws to discuss the PUD options.

Mayor Connors said he would like the proposal to comply with the City's ordinance since it is difficult to alter ordinances for specific circumstances.

[**Rebecca Jensen** was excused at 9:00 P.M.]

CONSIDERATION OF RESOLUTION ACCEPTING FOR STUDY AN ANNEXATION

PETITION SUBMITTED BY PACIFIC AVENUE, LLC, PERTAINING TO THE PROPOSED ANNEXATION OF 16.29 ACRES SOUTH OF 1470 SOUTH STREET (Agenda Item #9)

David Petersen displayed an overhead of the area. The developer plans to develop east of the Bamberger right of way. The applicant is only considering whether to annex the property into the Farmington City limits.

Mayor Connors said the Resolution would not grant the applicant vested rights.

Motion

Rick Dutson moved that the City Council approve Resolution No. 2005-, a Resolution Receiving an Annexation Petition from Pacific Avenue LLC for Consideration by Farmington City. **Larry Haugen** seconded the motion, which passed by unanimous vote.

DECORATIVE STREET LIGHTING POLICY CONSIDERATION IN TUSCANY COVE SUBDIVISION - ERNIE GREEN (Agenda Item #10)

According to packet information, Ernie Green requested that the City authorize Rainey Homes to install decorative light poles in lieu of wood poles on a street by street determination. Mr. Green initially asked the City Manager whether or not the City would accept him buying one decorative street light to put in front of his home if the others didn't want to go along with the developer's proposal of having abutting property owners pay \$500 to install decorative street lights. Tuscany Cove Subdivision was approved and constructed prior to a change in the development code when installation of decorative street lights became a requirement of developers.

Max Forbush said the developer was willing to provide the decorative lighting if the property owners were willing to contribute. The developer withdrew his proposal since he did not receive enough contributions. Mr. Green said the property owners on his street were willing to pay for the decorative lighting. The maintenance and power would be paid by the City. UP&L would not offset the cost that would have been spent for the wooden poles.

The City Council agreed to allow decorative lights on individual streets within a subdivision, but not on a house by house basis.

REQUEST FOR WAIVING OF FEES FOR BAND CONCERT AT COMMUNITY CENTER - KYLE COLEMAN/APRIL FRAMPTON (Agenda Item #11)

According to packet information, Kyle Coleman and April Frampton requested that the band Ipswich be allowed to use the Community Center to raise funds to aid the hurricane victims.

It is staff's recommendation that the applicants pay full cost for the event. Staff believes that one of the Police Officers should be present during the event, as well as the building coordinator. With the City accruing costs, it would be appropriate for those requesting the use of the building to pay their appropriate fee.

Kyle Coleman said his band would like to hold a benefit concert at the Community Center. The tickets would be \$5 and a portion would be donated for hurricane relief. He asked that the City reduce or waive the rental fee for the Community Center.

Viola Kinney expressed the following concerns:

- The concert would be advertised at the local junior high and high schools. She was concerned since the Community Center capacity was only 300. There would need to be a system to determine how many people were in the building at all times.
- The group planned on using body builders from Aspire Gym to provide security. She felt a police officer should be hired for additional security. Adult supervision would also be needed.

She recommended that the band pay the Community Center resident fee of \$40 per hour which would include the building fee, the building supervisor and the police security. A refundable security deposit for the kitchen and facility would also need to be paid which would total \$300.00.

Max Forbush supported the recommendation of Ms. Kinney. The City would not profit from the event since the hired officer would need to be paid over time.

Mayor Connors asked how many adult supervisors would be at the concert.

Max Forbush said there were to be at least four adults in attendance at all times.

A mother of one of the band members said each band member would have their parents present at the event.

The City Council agreed that a meeting would be held with Viola Kinney and her staff, April Frampton, the band members, and Police Chief Hansen to determine how the event could best be handled.

Motion

Susan Holmes moved that the City Council support the City Staff's recommendation

regarding the rates and terms for the use of the Community Center. **Larry Haugen** seconded the motion, which passed by unanimous vote.

CONSIDERATION OF POLICE DEPARTMENT PROPOSALS - CHIEF WAYNE HANSEN (Agenda Item #12)

Chief Wayne Hansen asked that the City Council consider the following three items:

1. **Expenditure of the Jonathon Hughes' donation:** The Police Chief felt the best use for the money was to purchase an in-car radar system. The total cost would be \$2,900.00, of which \$2,500.00 would come from Jonathon Hughes' donation and the other \$400.00 would come from Police Department funding.

2. **Consideration of an amended budget request to accommodate Homeland Security Grant:** Farmington City qualified for a Critical Infrastructure Protection grant. The grant would cover the \$20,000 cost of a 1997 Expedition surveillance truck with six different cameras, an ATV, and G.P.S. mapping software equipment. The City would need to purchase the items and would then be reimbursed.

3. **Authorizing a task force investigator:** The Police Chief asked that Scott Richardson be allowed to work overtime for the FBI investigating prescription fraud. The Police Department would have a working relationship with the FBI and Officer Richardson would gain a great amount of experience.

Max Forbush said the City would pay Officer Richardson and would be reimbursed by the FBI. He recommended the City Council conceptually approve these Budget amendments.

Motion

Susan Holmes moved that the City Council conceptually approve the three requests submitted by the Police Department pertaining to: 1) Expenditure of the Jonathon Hughes' donation; 2) Authorizing a task force investigator; and 3) Consideration of an amended budget request to accommodate Homeland Security Grant. **Rick Dutson** seconded the motion, which passed by unanimous vote.

FIRE DEPARTMENT REQUEST TO PURCHASE "STRYKER" POWERED AMBULANCE COT - CHIEF LARRY GREGORY (Agenda Item #13)

According to packet information, the City Manager and Finance Director saw a demonstration of the Stryker Powered Ambulance Cot. The benefit for the City is simply a reduction of risk exposures pertaining to firemen who have to lift cots into the ambulance. The lifting could result in back injuries. The Stryker greatly alleviates this risk.

The City Manager suggested to the Fire Chief that perhaps one unit could be purchased now and consideration for other units could be submitted at the normal budget request time in April and May.

Larry Gregory said there are circumstances when larger victims need to be lifted. It is a risk to the patient and the firemen. The Stryker cot is the strongest and safest cot. The unit has a hydraulic lift and an electronic motor. He recommended the purchase to protect his greatest asset, the firemen.

Max Forbush said a portion of the cot would be funded using the gift from Jonathon Hughes. The remaining balance would come from the EMS account.

Motion

David Hale moved to grant conceptual approval to amend the Fire Department budget to permit the purchase of one Stryker powered ambulance cot subject to a required budget hearing. **Susan Holmes** seconded the motion, which passed by unanimous vote.

MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #14)

Larry Haugen moved that the City Council approve the following items by consent as follows:

- 14-1. Ratification of Construction Bond Agreements previously signed by Mayor Connors.
- 14-2. Approval of August Disbursement List.
- 14-3. Adoption of Ordinance amending Chapter 32 of Zoning Ordinance pertaining to driveway accesses subject to City Attorney review.

Rick Dutson seconded the motion, which passed by unanimous vote.

EASEMENT ENCROACHMENT AGREEMENT WITH THE U.S. BUREAU OF RECLAMATION - MAX FORBUSH (Agenda Item #15)

Max Forbush said the Agreement was a condition of allowing the sound wall to be placed over and above Weber Basin lines. He recommended that the City Council approve the Agreement, so long as it is approved by the City Attorney.

Motion

Rick Dutson moved that the City Council approve the Agreement subject to the review of the City Attorney. **David Hale** seconded the motion, which passed by unanimous vote.

MISCELLANEOUS

Shepard Creek Trail Switchbacks

Max Forbush said George Chipman submitted a letter requesting approval to spend a portion of the Trail Committee's donations to hire a specialist to design an acceptable solution to the problem of the steep and narrow Shepard Creek Trail switchbacks at North Compton Road and Shepard Creek.

Mr. Forbush said a trail specialist, Troy Duffin, estimated that the cost to fix the problem would be approximately \$2,700.00. The cost could be funded from the Park Impact Fees. He displayed an aerial showing the boundary between Fruit Heights and Farmington. Fruit Heights City Council did not think a 10' strip would be wide enough to accommodate equestrian use but a formal letter had not yet been received. He recommended that a letter be sent to the three property owners to attempt to gain an additional 10' so the trail would be 20'.

Mr. Hale asked if horses could be ridden on the trail if there were a 20' switchback.

George Chipman said the trail would be 5' wide and would not be overly steep.

Max Forbush recommended that the budget be amended so the trail could be repaired. The construction could begin prior to the trail being designated for pedestrian use.

Mr. Chipman said he would consult with the Trails Committee to determine if they were willing to spend \$2,700 to repair the trail.

Motion

Rick Dutson moved that the City Council grant conceptual approval to amend the budget and approve the trail repair. **Susan Holmes** seconded the motion, which passed by unanimous vote.

T.O.D. Discussion

Mayor Connors said the T.O.D. text amendment would be scheduled for the next available City Council agenda since Rich Haws was willing to move his comments forward.

Meet Your Candidates Night

The City Council discussed the following alternatives to assist the residents to “Meet the Candidates”.

- A “Meet the Candidates Night” could be held at the Community Center on November 2, 2005.
- Channel 17 could cover the “Meet the Candidates” event for approximately \$3,500-\$4,500. The interview could also be viewed on the internet.
- Channel 17 could interview the six candidates at the Channel 17 studios for approximately \$1,500.00.
- The October newsletter could include a picture of the candidates and a 100 word description of their platform.

The City Council agreed that a Meet the Candidates Night would be held on Wednesday, October 26, 2005, at 7:00 P.M. at the City Hall. The October newsletter will also highlight the candidates. They also agreed to have Channel 17 interview the candidates to determine if the service would be worthwhile for future elections.

The City Council agreed that any changes made to the election publicity process should be announced before the electoral cycle. It would be beneficial for the current candidates to fill out an evaluation which would help the City determine the process for the future.

Post-Election Signing

Larry Haugen, David Hale and Susan Holmes agreed to sign the election paperwork on October 7, 2005, at 8:00 a.m. County representatives will be present.

Staffing Discussion

Max Forbush said the City’s building department is in need of additional staff. He recommended that a current City part-time employee be hired as a full-time employee. She will remain at her current work station. The budget would need to be amended to allow the pay to come from the Building Permit Fees.

Motion

David Hale moved that the City Council conceptually approve the budget amendment to allow the hiring of additional City Staff. **Rick Dutson** seconded the motion, which passed by unanimous vote.

ADJOURNMENT

David Hale moved that the meeting adjourn at 10:20 P.M.

Margy Lomax, City Recorder
Farmington City